

**MINUTES**  
**PUBLIC BUILDING COMMISSION**  
**TUESDAY, JULY 14, 2015, 1:30 P.M.**  
**BILL LUXFORD STUDIO - ROOM 113**  
**COUNTY CITY BUILDING**

PRESENT: Larry Hudkins, Linda Wilson, Roma Amundson, Jon Camp, Jane Raybould

OTHERS PRESENT: Don Killeen, Jeff Kirkpatrick, Vince Major, John Kay, Jon Wyles, Greg Newport, Scott Etherton, Jim Kohmetscher, Mike Rogers, Cpt. Jerry Witte and Margaret Bohy

The meeting of the Public Building Commission was called to order by Chairperson Larry Hudkins.

The meeting minutes were presented and Linda Wilson moved to approve. Jon Camp seconded the motion. The vote carried to approve June 9<sup>th</sup>, 2015 meeting minutes.

Mike Rogers, Gillmore & Bell, P.C., spoke about the Resolution Authorizing Bond for the 605 project. Interest is only on what will be drawn up to 4,000,000.00. No collateral & fixed interest of 1% with a 1 year maturity. The 3<sup>rd</sup> party costs will be minimal for drawing up the paperwork. Mike reported that his company's cost would be between \$7,000-8,000 as bond counsel. Jon Camp moved to move the resolution forward and approve it. Roma Amundson seconded the motion & the vote carried.

John Kay, Sinclair Hille Architects, gave an update of 605 building saying that there is a lot of activity with both Cheever & NGC moving forward. They group meetings have went well and Cheever is still on schedule to finish August 6, 2015 with NGC completing Dec 22, 2015. NGC is using Robotic Demolition machines that can go vertical as well as jackhammer with arms so it's making the process move quicker than manual labor. There is a tour scheduled July 21<sup>st</sup>, 2015 @ 9:00 a.m. to watch the machines. There is some ongoing collaboration with Corrections on use of the sally port. NGC & Cheever's will work with them on making sure they have access.

The Application for Payments for Cheever #7 for \$218,010.86 and NGC #1 for \$49,419.90 were presented with approval from John Kay for payment. Roma Amundson motioned to approve and Linda Wilson seconded the motion. The motion passed.

Jon Wiles, BVH Architects gave a brief explanation of the change orders #24-#27 that were submitted for approval. #24 addresses the raise in the LL sally port floor to work with the required civil elevations & raising the Elevator Pit Floor to work with the adjusted LL floor elevation with a cost of \$5,484.00. #25 is the swap out of the finished Portland cement plaster work on the LL with a painted DensGlass tile system. There is a credit of -\$19,105.00 on this change. #26 includes the new roof of the new stair tower on 3<sup>rd</sup> floor needed almost twice as much insulation as originally projected. The additional insulation will allow the new roof to match the existing roof and drain to existing roof drains as designed with a cost \$1,795.00. #27 addressed the removal of the Bollard in the existing sally port to allow for easier access. Cost is \$1,038.00. Jon Camp motioned to approval all change orders with a second from Linda Wilson. The vote carried.

John Kay gave a quick update on the 825 J Street location. The bids were reviewed with 3 contractors submitting valid bids. Even though the bids came in higher than wanted the re-bid process is not feasible with 3 legitimate bids being submitted and they don't feel there will be much of a change in upcoming months. This project has a lot of details and special requirements plus the general trend with construction work is the reason for the elevated cost. There is only a 5% bid difference between the high & low bid with all 3 companies being well known & respected. Hausmann Construction \$3,866,807.00, Cheever was \$4,046,008.15 and Sampson was \$4,092,012.90 Sinclair Hille recommends Hausmann. Don asked the board to move forward in accepting the bid with the County Board's approval on Thursday, July 16<sup>th</sup>. There was some further discussion about lowering the basement floor for a more tenant friendly space. John Kay researched and reported it would be very costly because in addition to lowering the floor they would have to add a hardened lid in the ceiling to meet structural engineer's requirements. Jane & Jon both asked for a ballpark bid which John will provide. Roma Amundson moved to accept Hausmann's bid subject

to the County Boards approval July 16<sup>th</sup> (The vote carried to approve at the County Board meeting). Linda Wilson seconded the motion and the vote carried.

Greg Newport with Clark Enerson discussed a concern with the parking garage at the 605 building. With the sally port and stairway there is an issue with air movement especially on the West side and they are concerned because of potential high CO2 levels building up in the parking garage especially at peak enter & exit times. They recommend adding an exhaust system for \$80,000.00. They also recommend closing the space and changing the air handling equipment due to the wet fire suppression system often freezing. It was discussed about moving to a dry suppression system to avoid the freezing issue they have had in past which caused some damage. They discussed parking stalls and they are estimating approximately 86 parking stalls which should be adequate for the needs at this point. After much discussion the final recommendation from Greg Newport was to add ventilation & replace air handler system. Greg will investigate more on other discussion items and report back to Board with some better costs on these items for the parking garage. Concerning 3<sup>rd</sup> floor they have adequate exiting stairwells but will need to add additional exits for future tenants. The recommendation was to add a skywalk to the HOJ so that everyone will have to enter thru the single point of entry thru the HOJ for access if it is another Court related tenant added. So it would be a 2 level skywalk with one for 2<sup>nd</sup> floor & another for 3<sup>rd</sup> floor. It was suggested to add the skywalk now structurally and then it would just need to be punched thru when needed. There was some discussion about moving current tenant space to allow for additional spaces that are going to be needed. Many tenants already added the additional space they would need with their original request so Clark Enerson will visit with the tenants and determine needs. The other issue is the roof. The current roof is the original so possibly will need to be replaced. There will be some core testing done to see the need and they will report back with costs if needed. Most of the future tenants are signing off on their space layouts. They are 40% thru their design development for the October due date.

Jeff Kirkpatrick presented the final draft of the Policy to Prohibit Individuals Access to the Buildings. The policy explains the behaviors that will lead to being banned and the appeal process if the individual would like to contest it. Linda Wilson moved to approve the Policy to Prohibit Individuals from Access. Jon Camp seconded the motion & the motion carried.

Don Killeen reported that the RFP for the Security Camera's is going to be dropped and will go out for re-bid with more specific details requested. Cpt. Jerry Witte also reported that they learned they needed more specifics and continuous surveillance. They are moving forward with a new RFP.

Jon Camp has to excuse from the meeting.

There was an update on the problem with the microphone system in the Council Chambers. They had vendors in and they replaced a mic and did some testing thinking they resolved it. Larry Hudkins reported that they did not fix the problem and Jim Kohmetscher will be back in contact with Electronic Contracting and 5 City TV to continue to work on the problem.

Linda Wilson moved to approve General Vouchers for June 2015, Jane Raybould seconded the motion. The vote carried.

The art display in the hallway of the CC building needs some track lighting. The cost for the project has been projected at almost \$1000.00. Margaret Bohy will contact Liz Shea and see if we can get a partial donation to cover some of the cost.

The contracts being submitted for approval are Annual Supply for Printer Cartridges #12-121-iPrint Technologies; Annual Supply for Printer Cartridges #12-121-The Tree House, Inc.; Landscaping Installation and Maintenance Services #4751-Nebraska Nurseries & Color Gardens; Piggyback to the State of NE for Onsite Shredding #56929-04-Datashield Corporation; Piggyback to City of Tucson, AZ for Janitorial & Sanitation Supplies #151148-National Everything Wholesale. Approval for all contracts was motioned by Roma Amundson, Seconded by Linda Wilson and the vote carried.

The next meeting of the Commission is tentatively set for August 11, 2015 and this will include the annual Budget Hearing.

No report from Administrative staff.

With no further business, Larry Hudkins moved to adjourn the meeting which was seconded by Linda Wilson. The vote carried unanimously and the meeting was adjourned at 3:05 p.m.